

	<p style="text-align: center;">Planning and Zoning Commission</p> <p style="text-align: center;">STAFF REPORT</p>	<p style="text-align: center;">AGENDA</p> <p style="text-align: center;"># _____</p>
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, City Planner
MEETING DATE: August 6, 2015

REQUEST

Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for the following land use request:

DSA-15-00038: Santa Cruz Crossing Preliminary Plat to divide property within the Santa Cruz Crossing Planned Area Development into seven lots to accommodate future development.

APPLICANT/OWNER

Nathan Cottrell—CEG Applied Sciences
 12409 W Indian School Rd Suite C303
 Avondale, AZ 85392
 P: 623-536-1993
 Email: nate@cottrellengineering.com

Irving and Lillian Fabricant Trust
 427 Larkspur Ave
 Corona Del Mar, CA 92625
 P: 949-234-0300

HISTORY

April 21, 1968:	The City Council adopted Ordinance No. 340 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch).
May 4, 2006:	Planning Commission approves a preliminary plat for Santa Cruz Crossing, CGPZ-080-006. (This preliminary plat has expired since no final plat was filed within one year.)
May 15, 2006:	The City Council adopted Ordinance No. 1178.269 approving the rezoning from UR to PAD, CGPZ-79-006, and approving Santa Cruz Crossing PAD.
May 6, 2015:	Ordinance No. 1178.269.1 was adopted by City Council for a Major Amendment to the Santa Cruz Crossing PAD, DSA-14-00214, to refine development standards, re-arrange placement of land uses, and to include the use of an assisted living facility.

PROJECT DESCRIPTION

Site Area	97 acres
Current Land Use	Undeveloped, Planned Area Development (PAD) Santa Cruz Crossing
Existing Zoning	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	B-2, R-3, R-1	Undeveloped, single-story apartments, single family homes
South	<i>Neighborhoods</i>	UR, R-1	Undeveloped, Single family homes
East	<i>Neighborhoods</i>	Arroyo Linda (single-family residential) PAD	Undeveloped
West	<i>Neighborhoods</i>	B-1, B-2	Undeveloped

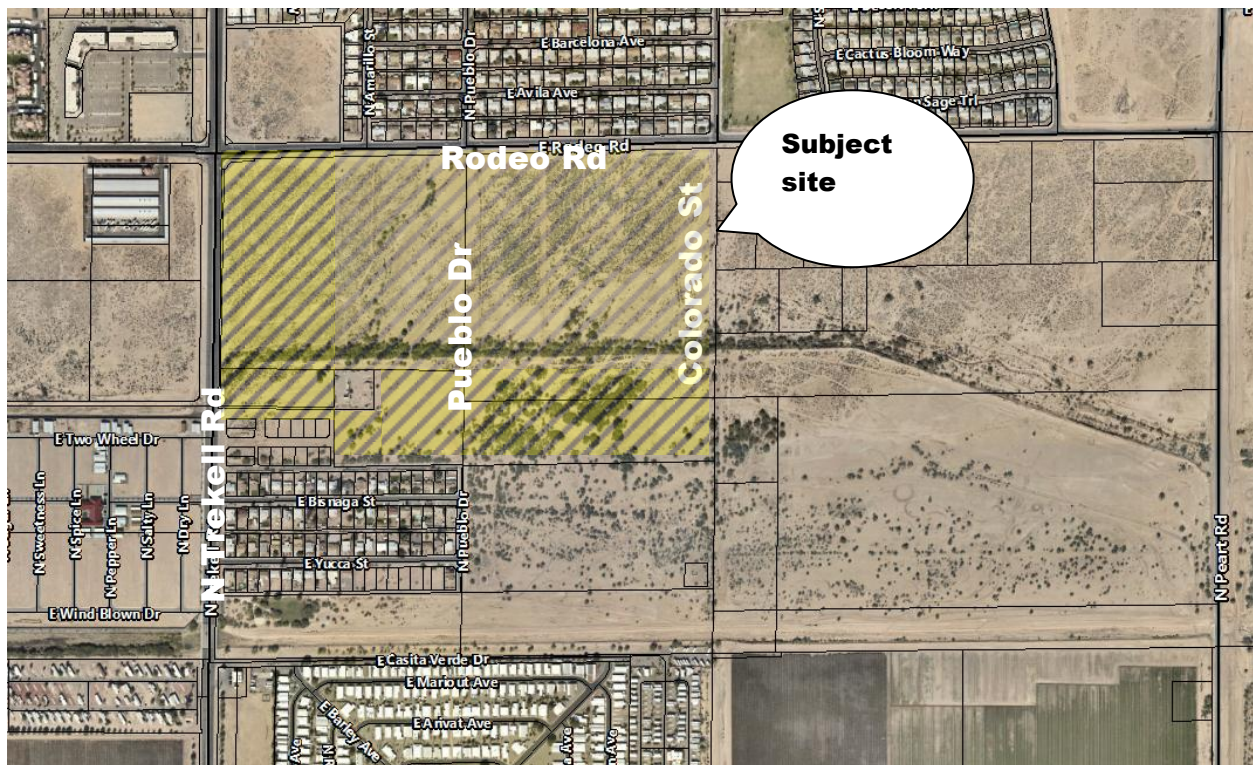
General Discussion

The applicant proposes to plat the 97-acre parcel into seven lots (Exhibit A). The proposed lots match the designated land use areas recently approved with the major amendment to the Santa Cruz Crossing PAD. Per the terms of the PAD, prior to development of an area within Santa Cruz Crossing, that area must be platted.

Lot 1 is proposed to be a 7.6-acre parcel for an assisted living facility. The Major Site Plan/ Final Development Plan application for this facility is presently under review and will be presented for the consideration of Planning Commission in an upcoming hearing. Lot 2, is a 10.5-acre area for the apartment homes, Lot 3 is 6.78-acres for the patio homes. Lots 4 and 5 are 5.5 acres and 13.76 acres, respectively. Lots 4 and 5 are designed to allow for future office and commercial development. As each lot develops, they will be subject to independent consideration for Major Site Plan review by the Planning Commission. Lots 6 and 7 are proposed at this time to be large 20.5 acre and 29.2 acre areas. Lots 6 and 7 will be re-platted in the future to accommodate single-family residential lots. Tracts and streets within lots 6 and 7 will be dedicated during that re-plat, including the dedication for Colorado St (Exhibit B).

This preliminary plat is proposed to be phased. Phased preliminary plats allow the applicant two years to file a final plat for its approval by City Council; whereas, an un-phased plat requires a final plat to be filed within one year. The phasing is structured in way that each phase does not have to rely on the development of any future phase for it to be functional, and can be served by appropriate infrastructure and services without the need for development of future phases. The Phase 1 area will be platted first; this

SITE CONTEXT/AERIAL

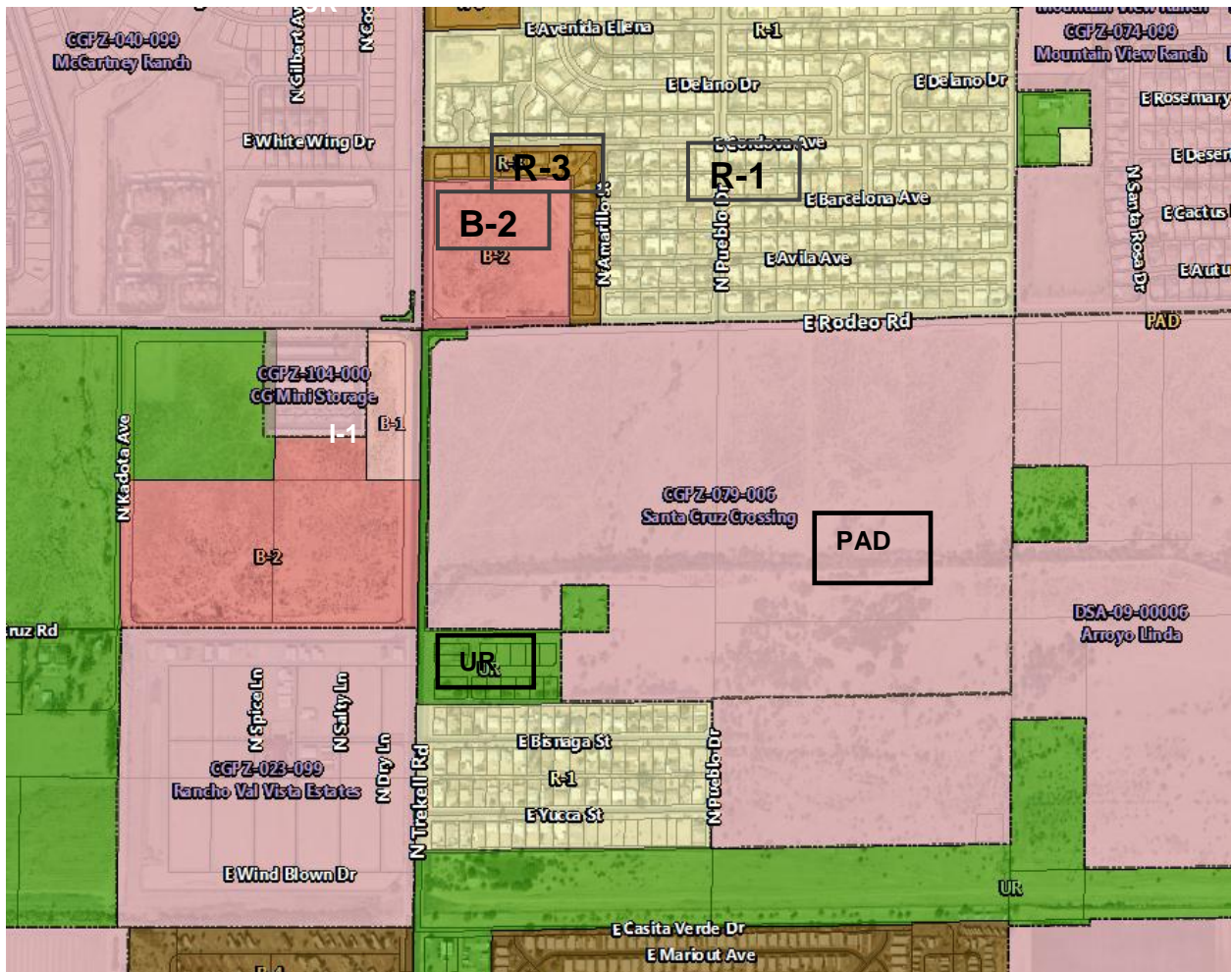


REVIEW FOR ADEQUACY

1. Conformance with Zoning

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conformance with the development standards per the PAD and the 2003 PAD Residential Design Standards for the consideration by Planning Commission at that time.



2. Drainage pattern/ developed flows accommodation

A preliminary drainage report and plan have been submitted and previous review of drainage data occurred with the PAD amendment. At the time of final plat, final design reports for the subdivision will be provided. Currently, the preliminary drainage report is under review to address some remaining technical issues. As a condition of approval, prior to final approval of the preliminary plat, these outstanding drainage review items must be satisfactorily addressed as determined by City Engineering. Within the first phase of the preliminary plat, which is the first to be final platted, the drainage accommodations for the entire east-west length of the tributary to the North Branch of the Santa Cruz River has been included. These will be required to be installed or financially secured at the time of the final plat recordation.

3. Utility access and provision and other necessary easements.

The following are the agencies to provide utilities to the development:

Water: Arizona Water
Power: APS
Sewer: City of Casa Grande
Gas: Southwest Gas

Per City Wastewater Engineering review, the site existing sewer line is adequate to serve the development. At the time of Final Plat, a final design sewer report will be required as well as a certificate of assured water supply from Arizona Water.

4. Access to & Adequacy of public roads and infrastructure

Included with this preliminary plat request is the right of way dedication to extend Pueblo Dr. into the development from Rodeo Rd. Santa Cruz Rd will be dedicated into the development from Trekell Rd to Pueblo Dr. (Exhibit C). Additional right of way dedication needed for Rodeo Rd., Trekell Rd. and southerly abutting alleys is also to occur. The first phase to be platted includes right of way dedication for Rodeo Rd., a small portion of Trekell Rd., and an extension of Pueblo Dr. into the development. As a requirement of the PAD, Rodeo Rd. is to be improved during the first platting phase.

During the early review of this submittal of the preliminary plat, a neighborhood meeting was held on April 22, 2015 at City Hall, with the property owners and residents who live along the North side of Rodeo Rd. to discuss the planned road improvements. Rodeo Rd. is a minor arterial road. As such, it is designed to have limited residential driveways accessing it. As part of the Santa Cruz Crossing PAD requirement, a frontage road is to be constructed along the north side of Rodeo to separate the residences that abut Rodeo Rd. from the primary street. About a dozen residents attended the neighborhood meeting and their primary concern was whether this frontage road would be one-way or two-way. The majority of residents preferred it to be two-way. With the coordination of the engineer for the project and the City Traffic Engineer, this frontage road will be designed for two-way traffic, with a sidewalk on the outside edge of the frontage road, with a decorative screen wall dividing the primary portion of Rodeo Rd from the frontage road. The residents who attended appeared to have their concerns addressed.

A Traffic Impact Analysis was submitted in conjunction with this preliminary plat and there is a technical modification required to account for the need for a bike lane on both sides of Rodeo.

Future phases will include additional right of way dedication, including the extension of Colorado St to the south end of the development and additional local roads and tracts within the single-family portion of the development.

City Code, to each owner of property situated within 300 feet of the subject property. An affidavit confirming this is located in the project file.

- A sign was posted by the applicant on the subject site informing the public that this application would be considered by the Planning Commission at the August 6, 2015 meeting at least 15 days prior to the hearing, as required by code. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

At the time of this report, no inquiries or comments have been provided.

RECOMMENDED MOTION

Staff recommends the Commission approve the Preliminary Plat DSA-15-00038 subject to the following technical conditions:

1. Within the note block, eliminate (and renumber as necessary) note no. 2 since there are no tracts proposed (sheet 1).
2. Revise note no. 3, removing “lots and tracts” and replace with “Area shown hereon” (sheet 1).
3. Identify and call-out dimensions of those parcels adjacent to the site along Trekell Rd. at and at the NW corner of Trekell Rd. and Rodeo Rd. that are owned by the City of Casa Grande. These parcels are known by APN: 505-07-024B, 505-07-024C, and 505-07-025B (sheet 2).
4. Remove the key note and the locations referenced as circled 7, since landscaping does not typically get placed in easements (sheet 4).
5. Provide a note that states “all easements shown hereon will be dedicated through final plat” (sheet 4).
6. Provide a note that states “roadway improvements, including sidewalk placement, curb cut locations, drive lanes, turn lanes, etc. are subject to review and approval of public improvement permits” (sheet 4).
7. More clearly delineate between Phase 3 and Phase 1 on this plan (sheet 5).
8. Revise TIA typical section AA to show bike lane on both sides of Rodeo Rd.
9. Due to the change in design in the revised HEC-HMS model, revise the drainage report regarding the wash offsite flows as follows:

- For sub-basin DEV-WS-E and DEV-WS-B, the estimated retention volume should be multiplied with runoff coefficients (0.6-0.65 typically for MDR) and further reduced for effectiveness. Storage routing should be used in the model for 100 year peak flows as 100-year 1 hour retention volume does not mean that there wouldn't be any flow out of a sub-basin
- Earthen berms/levees along Peart Road can't be used as flood retarding structures as these berms/levees are not certified and maintained and can fail under any rainfall event. The impact of such flows should be modeled and accommodated for the proposed site.
- The offsite peak flow coming out of Retention Basin of Basin A near CP2 should be calculated after applying 100-year 1 hour retention and combined with the proposed flow from CP2-WS and CP2A.
- Roads cannot be used for offsite flow conveyances.
- Rodeo Rd is an arterial road which requires 25 year storm to be conveyed under road. Refer to the City code for design requirements. The maximum flow depth over roadway section is 8 inches max at any point.
- The maximum side slope of stormwater channel is limited to 4:1 for dirt-lined channels. Alternative material can be proposed for steeper slopes.
- Provide calculations for required retention (estimated) for each development areas on site in a tubular form with appropriate labels and calculate peak flows from onsite into the wash.
- Provide maximum peak flow at site existing storm drain culverts across Trekell road for pre-development and post development conditions. Also calculate capacity of existing storm drain culverts.
- Trekell Road is a crowned road and CP8OFF and CP9OFF will tend to go to the low point at existing Storm Drain Culverts across Trekell Rd and should be combined with flows exiting the site.

Exhibits

Exhibit A- Narrative

Exhibit B- Preliminary Plat (excerpt)

Exhibit C- Phasing Plan

Exhibit A – Narrative

June 15, 2015



SANTA CRUZ CROSSING REVISION TO PAD CGPZ-079-06 PRELIMINARY PLAT

Attached here is a concept for a new development at the southeast corner of Trekell Road and Rodeo Road in Casa Grande, Arizona. The development is roughly 93-acres in size and is undeveloped desert with a historic wash (North Branch of the Santa Cruz Wash) running through the site east to west.

Surrounding the site on the north, south and southwest are single family home developments of varying age. To the east and west are vacant desert parcels, similar to the site itself. On the opposite corner of Trekell and Rodeo is a retail development. This neighborhood lends itself very nicely to the proposed Santa Cruz Crossing development: that being a mixed use development with assisted living residences, single family homes, and some commercial space at the intersections.

As you can see on the attached concept graphics, the eastern half of the site (47.2-acres) will be standard single family homes with a typical density of 3.3-3.5 du/acre. The commercial portion of the development will occupy roughly 19.25-acres of the site along Trekell Rd. to the west so that it may utilize the retail benefits of the arterial road and intersection. The remaining 20.84-acres of the site will be senior living and senior apartments and townhomes. This will be split into an Senior Living center (5.93-acres) where the residents require the most care. Senior Apartment Homes (8.83-acres) and Senior Patio Homes will occupy the rest of the assisted living areas and provide residents with varying levels of care and lifestyle.

The overall site was rezoned in 2006 by the previous owners under CGPZ-079-06 Planned Area Development (PAD). This PAD indicated 66.5-acres of single family homes at 3.4 du/acre, 8.1 acres of more compact "GreenCourt Homes" at 7.9 du/acre, and 24.6-acres combined of office and commercial uses. This PAD was approved in 2006, but none of the developments were ever constructed.

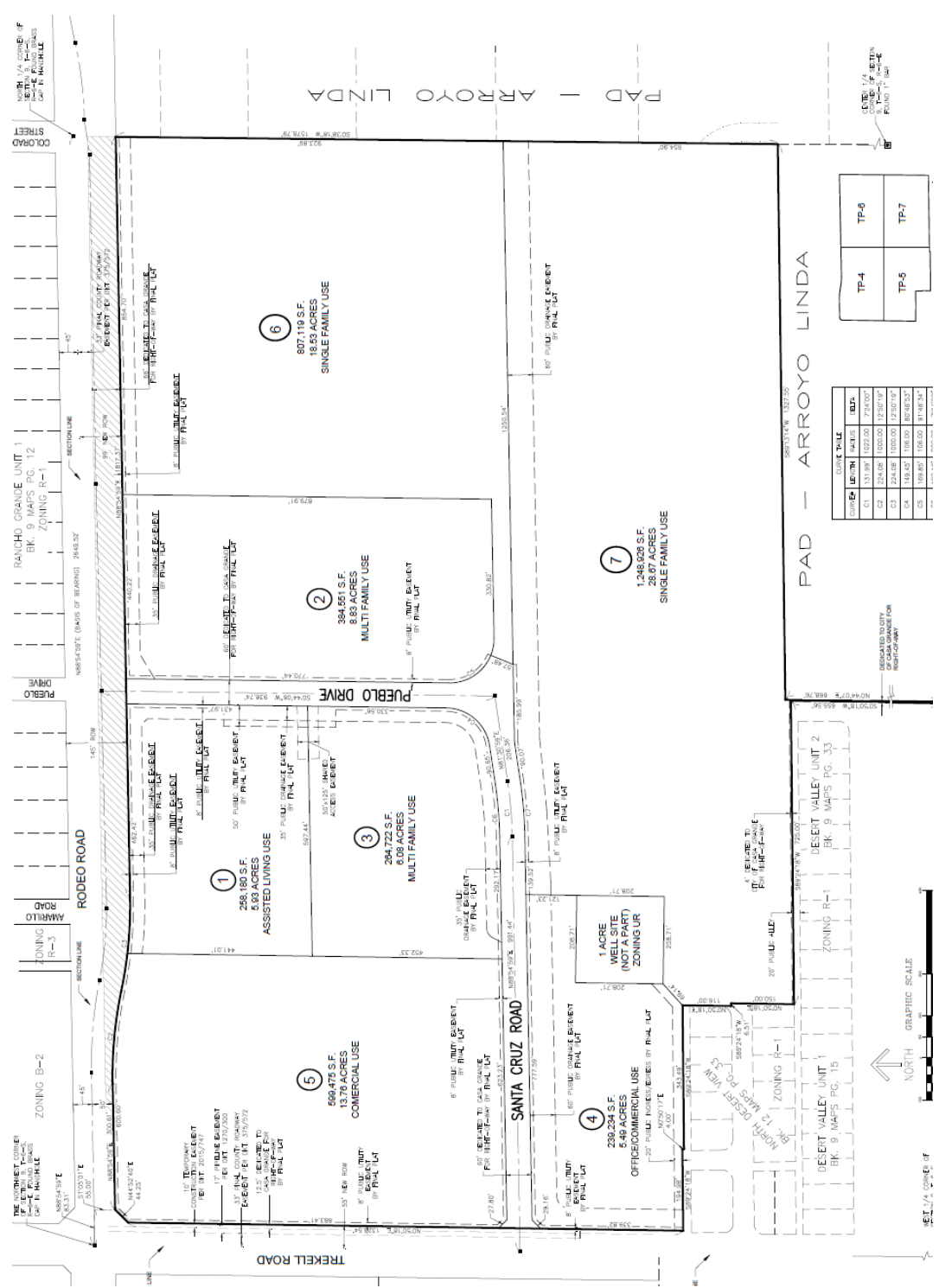
If you have any questions, please feel free to contact my office.

Respectfully,

A handwritten signature in black ink, appearing to read 'Nathan Cottrell', written in a cursive style.

Nathan Cottrell, PE
Project Engineer

Exhibit B- Preliminary Plat (excerpt)



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